

**CITY OF MONROE  
PLANNING COMMISSION MINUTES  
March 12, 2012**

 APPROVED

The meeting of the Monroe Planning Commission was scheduled for March 12, 2012 at 7:00 p.m., in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

**CALL TO ORDER**

Chairman Loots called the meeting to order at 7:03 p.m.

**ROLL CALL**

Secretary Kim Shaw called the roll. The following were:

Present: Chairman Loots, Commissioners Dave Demarest, Wayne Rodland, Jeff Sherwood, Bridgette Tuttle

Excused: Bill Kristiansen

Staff Present: Planning & Permitting Manager Paul Popelka, Economic Development Manager Jeff Sax and Secretary Kim Shaw

**CITIZEN COMMENT**

None at this time.

**APPROVAL OF MINUTES**

Manager Popelka explained that the public hearing for the East Monroe Comprehensive Plan Amendment & Rezone has been delayed to the Planning Commission meeting of March 19, 2012. The consensus of the Commissioners was to move forward with citizen comment.

**WORKSHOP**

***A. CPA2011-01 East Monroe Comprehensive Plan Amendment & Rezone***

Manager Popelka briefed the audience that the applicant is proposing to change the zoning of this property to General Commercial. The property is 68 acres in all with the area under consideration being 50 acres, and the actual buildable area approximately 25 acres. He explained that there are some commercial benefits for this zone including: site visibility, tax revenue, service jobs, related development, and consumers / visitors. He then also summarized the types of allowed uses. Some potential impacts of the site were also given including: critical areas, drainage & flooding, access & traffic, and visual impacts.

Manager Popelka continued to explain the schedule for public hearings and workshops for the Draft Phased Environmental Impact Statement (DPEIS). The Planning Commission will forward a recommendation to City Council and the Council may hold a public hearing as well.

**CITIZEN COMMENT FOR CPA2011-01**

Fred Walser  
PO Box 237  
Monroe WA 98272

Mr. Walser represents the US2 Safety Coalition. He explained that part of their efforts has been tracking accidents on US2. Highway 2 has been rated as having one of the highest crash rates in the state. He also stated there are over 19, 000 vehicle trips a day on this highway. He gave some background on the US 2 bypass that the coalition is working on passing a plan for this. He feels that the safety aspects of this development will exacerbate the traffic and accident problem.

Doug Hamar  
21222 Calhoun Rd.  
Monroe WA 98272

Mr. Hamar would like some clarification about the date to submit comments for the Draft Phased Environmental Impact Statement (DPEIS). Manager Popelka stated that the last day for comments will be March 31, 2012.

With no others wishing to comment on this item, Chairman Loots closed the citizen comment portion of this workshop item.

**PUBLIC HEARING**

***B. CPA2012-B North Kelsey and Downtown Plan Update***

Manager Popelka gave a brief report on this item. He explained that the process is to repeal the North Kelsey Plan and the Downtown Plan from the Comprehensive Plan but to also add new Downtown Plan Policies.

Chairman Loots opened the public testimony portion of the public hearing for CPA2012-B and gave the affirmation of truth to those wishing to speak.

Doug Hamar  
21222 Calhoun Rd.  
Monroe WA 98272

Mr. Hamar asked that if these two items are taken out of the comp plan, what will remain. Manager Popelka explained that there are several different chapters that will still remain in the document.

Diane Elliott  
15550 174<sup>th</sup> Ave SE  
Monroe WA 98272

Ms. Elliott asked if it was premature to do this prior to other actions taking place. Manager Popelka stated that the land that is remaining makes it difficult to build as it was originally planned. The pedestrian plan in the North Kelsey Plan was to incorporate the Downtown Area.

With no one else wishing to speak on this agenda item, Chairman Loots asked for a motion to close the public testimony portion of the hearing.

Commissioner Rodland made the motion to close the public testimony portion of the hearing. Commissioner Demarest seconded the motion. Vote carried unanimously 5/0.

Commissioner Demarest made the motion to close the public hearing. Commissioner Sherwood seconded the motion. Vote carried unanimously 5/0.

Discussion continued among the Commissioners and city staff with Economic Development Manager Jeff Sax explaining that any changes made to the North Kelsey and Downtown Plan will need a Comprehensive Plan change. Commissioner Demarest requested that staff prepare a document for the next Planning Commission meeting that shows what will be stricken from the Comprehensive Plan for this item.

#### **WORKSHOP (Continued)**

##### ***C. CPA2012-01 FirstAir Field Comprehensive Plan Amendment & Rezone***

Commissioner Demarest wanted it entered into the record that he spoke with a member of the audience who he knows professionally, but nothing was discussed in relation to this agenda item.

Manager Popelka explained that the objective for this amendment is to have the property all under the same zoning umbrella of Limited Open Space Airport (LOSA). This meeting will be primarily for the Planning Commission to work on the definition of LOSA. A list of uses was prepared to show permitted uses in the LOSA zoning.

After discussion, a motion was made by Commissioner Demarest to extend the meeting beyond 9:00. Motion seconded by Commissioner Rodland. Vote carried unanimously 5/0.

Chairman Loots opened the floor for audience participation.

Daryl Habich  
13792 179<sup>th</sup> Ave SE  
Monroe WA 98272

Mr. Habich stated that it is difficult to legislate for the future. He does not want to see the uses within this zone too restricted.

Dan Reina  
11809 Everest Rd.  
Snohomish WA 98290

Mr. Reina feels that some of the uses on the list can be resolved by other types of land use actions, i.e., conditional use, accessory use, etc. He defended the site in supporting multi-family dwellings.

Discussion followed with the Commissioners commenting on the definition and types of uses.

Dan Reina offered to create a list of types of uses that they (as the applicants), would like to see proposed in this zone.

Economic Development Manager Jeff Sax offered his opinion about the definition of the airport as an "essential public facility".


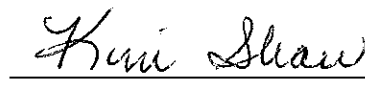
Manager Popelka explained that this will be coming back to the Commissioners on March 26<sup>th</sup> for a workshop, and also explained that a Determination of Significance was issued for this action because of wetlands that will need to be incorporated into the plan.

#### **DISCUSSION BY COMMISSIONERS AND STAFF**

The PC schedule was discussed.

#### **ADJOURNMENT**

Commissioner Sherwood made a motion that the March 12, 2012 Planning Commission meeting be adjourned. Commissioner Tuttle seconded the motion. Vote carried unanimously 5/0. The meeting was adjourned at 9:45 p.m.

  
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Paul Loots  
Chairman  
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Kim Shaw  
Planning Commission Secretary